

### 3 Bedroom Apartment for Sale in Nicosia - City Center

Reference ID: #SA26615 Price details: €3,239,000 +VAT Luxury apartments for sale in City Center in Nicosia district. Thermal break aluminium frames with Triple Glazing Low-E glass Super-fast quiet elevators Structured Cabling System with USB chargers Class A Energy Certificate LED lights with movement sensors and dimmers Fire and Burglar Alarms CCTV Cameras Central Satellite Dish VRV Air-conditioning / Heating for each apartment Underfloor Heating for each apartment Ventilation and Fresh Air system for each apartment Suspended ceilings with LED lights and concealed curtain rails High quality cabinetry with corian / technogranite High quality marble / parquet floors Wood veneer doors and Frames Security E...



#### Property Info

Covered Area **265**  
 Covered Veranda **33**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **SA26615**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2022**  
 Bathrooms **3**

#### Amenities

- Storage room

#### Location

**Location:** Nicosia - City Center Region: **Nicosia**  
 Coordinates: **35.166873317013 / 33.36151172327**

## Price: €3 239 000 + VAT

VAT for this property is **€358,735** or **€615,410**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€12 223.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€3 239 000 on Oct 19, 2023





